

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-279**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE 2030 COMPREHENSIVE PLAN TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 AGRICULTURE-II (AGR-II), AGRICULTURE-III (AGR-
11 III), AGRICULTURE-IV (AGR-IV), RURAL
12 RESIDENTIAL (RR) AND LIGHT INDUSTRIAL (LI) TO
13 AGRICULTURE-IV (AGR-IV), RURAL RESIDENTIAL
14 (RR), COMMUNITY/GENERAL COMMERCIAL (CGC) AND
15 CONSERVATION (CSV) ON APPROXIMATELY 2167.51±
16 ACRES LOCATED IN COUNCIL DISTRICT 12, GENERALLY
17 LOCATED NORTH AND SOUTH OF NORMANDY BOULEVARD,
18 AND OFF OF MCCLELLAND ROAD, AND OFF OF SOLOMON
19 ROAD, AS MORE PARTICULARLY DESCRIBED HEREIN,
20 PURSUANT TO APPLICATION NUMBER L-5441-20A;
21 ADOPTING A SIGN POSTING PLAN PURSUANT TO SECTION
22 650.407(C) (3), *ORDINANCE CODE*; PROVIDING A
23 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
24 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
25 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
26 DATE.

27
28 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
29 *Ordinance Code*, Application Number L-5441-20A requesting a revision
30 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
31 change the future land use designation from Agriculture-II (AGR-II),

1 Agriculture-III (AGR-III), Agriculture-IV (AGR-IV), Rural Residential
2 (RR) and Light Industrial (LI) to Agriculture-IV (AGR-IV), Rural
3 Residential (RR), Community/General Commercial (CGC) and Conservation
4 (CSV) has been filed by Steve Diebenow, Esq., on behalf of the owners
5 of certain real property located in Council District 12, as more
6 particularly described in Section 2; and

7 **WHEREAS**, the Planning and Development Department reviewed the
8 proposed revision and application, held a public information workshop
9 on this proposed amendment to the *2030 Comprehensive Plan*, with due
10 public notice having been provided, and having reviewed and considered
11 all comments received during the public workshop, has prepared a
12 written report and rendered an advisory recommendation to the Council
13 with respect to this proposed amendment; and

14 **WHEREAS**, the Planning Commission, acting as the Local Planning
15 Agency (LPA), held a public hearing on this proposed amendment, with
16 due public notice having been provided, reviewed and considered all
17 comments received during the public hearing and made its
18 recommendation to the City Council; and

19 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
20 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
21 *Ordinance Code*, and having considered all written and oral comments
22 received during the public hearing, has made its recommendation to
23 the Council; and

24 **WHEREAS**, the City Council held a public hearing on this proposed
25 amendment with public notice having been provided, pursuant to Section
26 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
27 *Code*, and having considered all written and oral comments received
28 during the public hearing, the recommendations of the Planning and
29 Development Department, the LPA, and the LUZ Committee, desires to
30 transmit this proposed amendment through the State's Expedited State
31 Review Process for amendment review to the Florida Department of

1 Economic Opportunity, as the State Land Planning Agency, the Northeast
2 Florida Regional Council, the Florida Department of Transportation,
3 the St. Johns River Water Management District, the Florida Department
4 of Environmental Protection, the Florida Fish and Wildlife
5 Conservation Commission, the Department of State's Bureau of Historic
6 Preservation, the Florida Department of Education, and the Department
7 of Agriculture and Consumer Services; now, therefore

8 **BE IT ORDAINED** by the Council of the City of Jacksonville:

9 **Section 1. Purpose and Intent.** The Council hereby approves
10 for transmittal to the various State agencies for review a proposed
11 large scale revision to the Future Land Use Map series of the *2030*
12 *Comprehensive Plan* by changing the future land use designation from
13 Agriculture-II (AGR-II), Agriculture-III (AGR-III), Agriculture-IV
14 (AGR-IV), Rural Residential (RR) and Light Industrial (LI) to
15 Agriculture-IV (AGR-IV), Rural Residential (RR), Community/General
16 Commercial (CGC) and Conservation (CSV), pursuant to Application
17 Number L-5441-20A.

18 **Section 2. Subject Property Location and Description.** The
19 approximately 2167.51± acres are in Council District 12, and generally
20 located north and south of Normandy Boulevard, and off of McClelland
21 Road, and off of Solomon Road, as more particularly described in
22 **Exhibit 1**, dated March 31, 2020, and graphically depicted in **Exhibit**
23 **2**, both of which are **attached hereto** and incorporated herein by this
24 reference (Subject Property).

25 **Section 3. Owner and Applicant Description.** The Subject
26 Property is owned by various owners, as described in the application
27 on file in the Planning and Development Department. The applicant
28 is Steve Diebenow, Esq., One Independent Drive, Suite 1200,
29 Jacksonville, Florida 32202; (904) 301-1269.

30 **Section 4. Adopting Sign Posting Plan Pursuant to Section**
31 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),

